

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

| | | | | | | | |
|--|--|--|--|---|--|---|--|
| Location of Construction: 11 Summer St | | Owner: Green, Peter | | Phone: 882-6509 | | Permit No: 981062 | |
| Owner Address: P.O. Box 235 Westbrook, ME | | Lessee/Buyer's Name: 04578 | | Phone: | | Business Name: | |
| Contractor Name: SAA | | Address: | | Phone: | | Permit Issued: SEP 22 1998 | |
| Past Use: 1-2nd | | Proposed Use: Same | | COST OF WORK: \$ 5,000.00 | | PERMIT FEE: \$ 45.00 | |
| | | | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group: Type: | |
| Proposed Project Description: Reconstruct existing shed roofed addition | | Signature: | | Signature: | | Zone: CBL: 058-8-022 | |
| | | Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> | | Signature: | | Date: | |
| Permit Taken By: UN | | Date Applied For: 08 September 1998 | | | | Zoning Approval: | |
| | | | | | | Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> | |

PERMIT ISSUED
SEP 22 1998
CITY OF PORTLAND

PERMIT ISSUED WITH REQUIREMENTS

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

08 September 1998

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT 3

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**



In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: 11 Sumner St.

| | | | |
|---|--|-------------------------------------|---|
| Tax Assessor's Chart, Block & Lot Number Chart# <u>58</u> Block# <u>B</u> Lot# <u>22</u> | | Owner: <u>Peter Green</u> | Telephone#: <u>882-6509</u> |
| Owner's Address: <u>P.O. Box 235, Wiscasset, ME 04578</u> | | Lessee/Buyer's Name (If Applicable) | Cost Of Work: <u>\$5,000</u> Fee: <u>\$45</u> |
| Proposed Project Description:(Please be as specific as possible) <u>Reconstruct existing steel roofed addition</u> | | | |
| Contractor's Name, Address & Telephone <u>Peter Green (above)</u> | | Rec'd By: | |

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction.

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

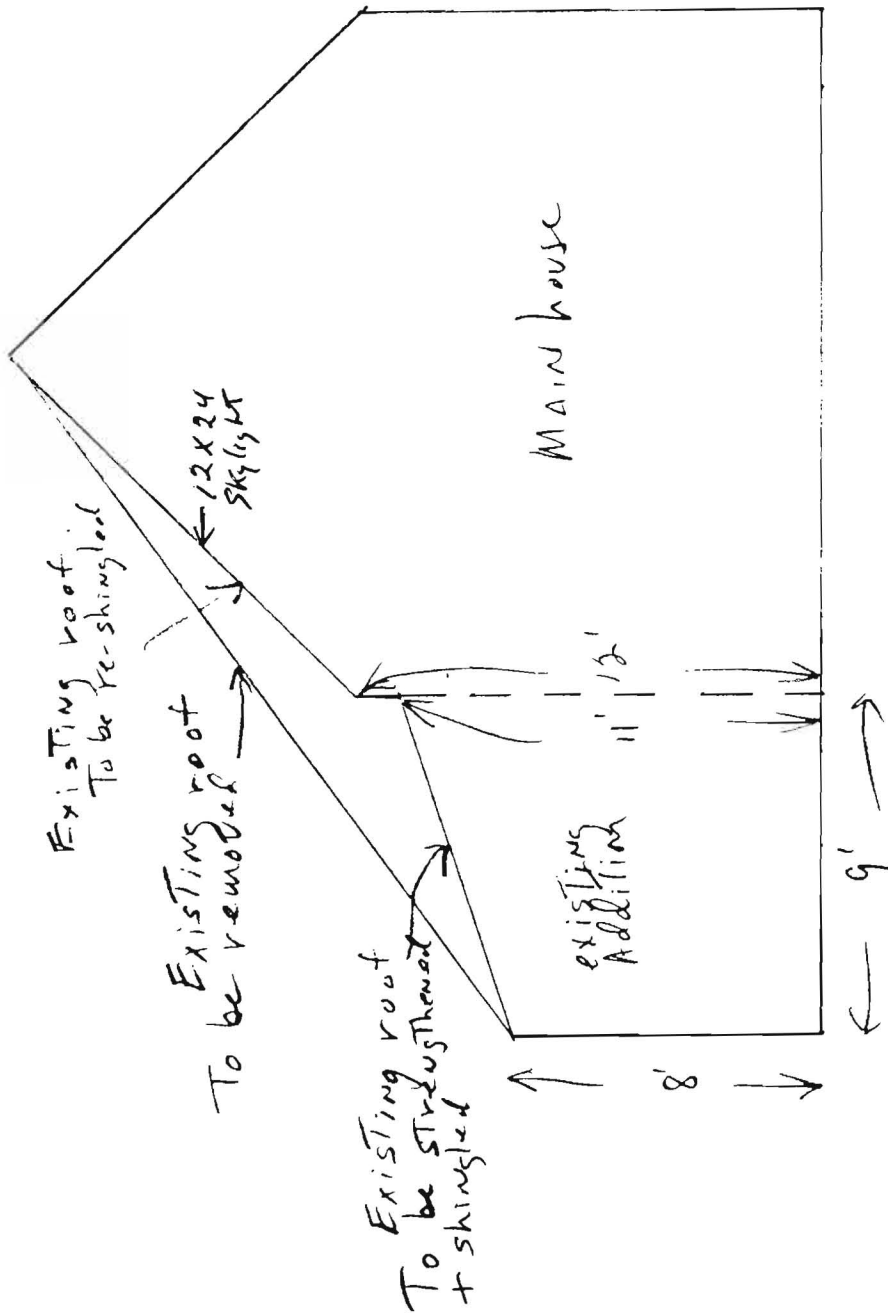
| | |
|--|---------------------|
| Signature of applicant: <u>Peter Green</u> | Date: <u>9/8/98</u> |
|--|---------------------|

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

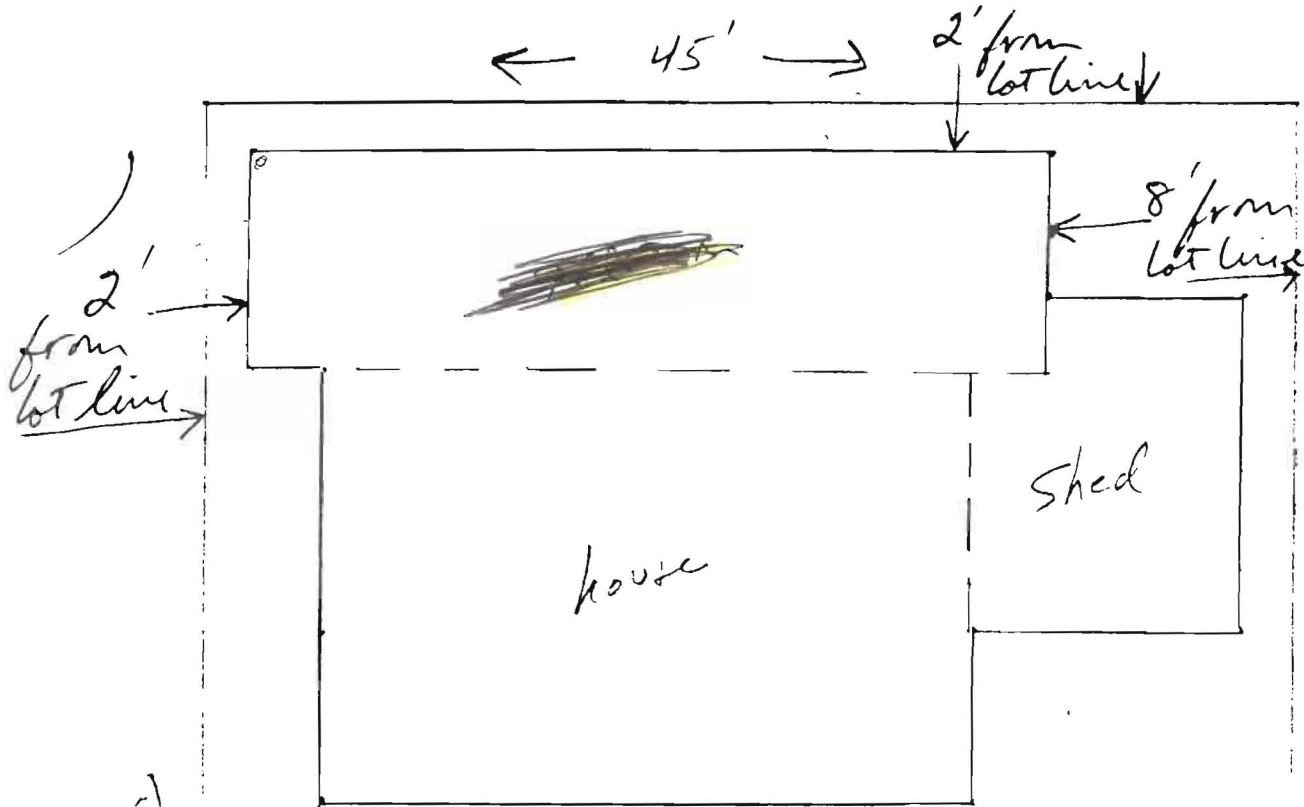
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Peter Green PO Box 235 Wiscasset ME 04578

Profile of roofs



22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS



EXISTING
Footprint
of
Bldg.

Existing buildings
11 Summer St.
Chart 58 Block B Lot 22

NO

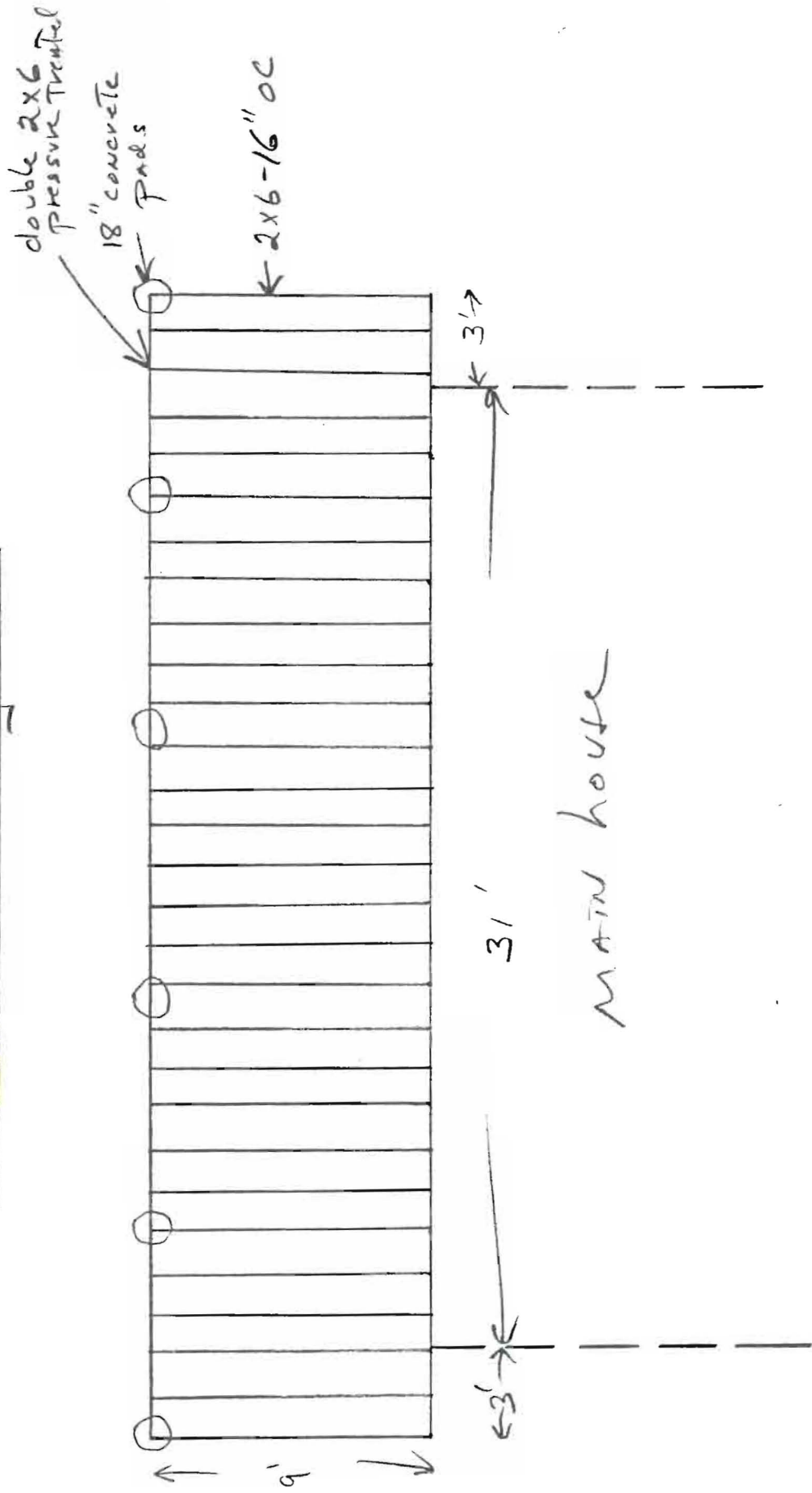
Increase
in Footing

see
md. →

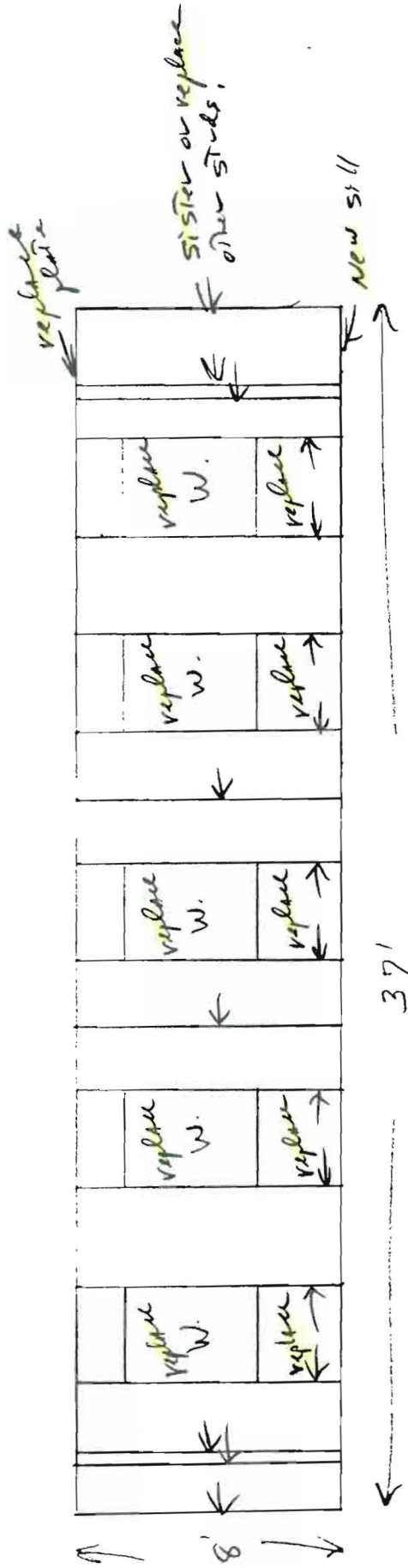
117

117

New floor framing



Existing rear wall

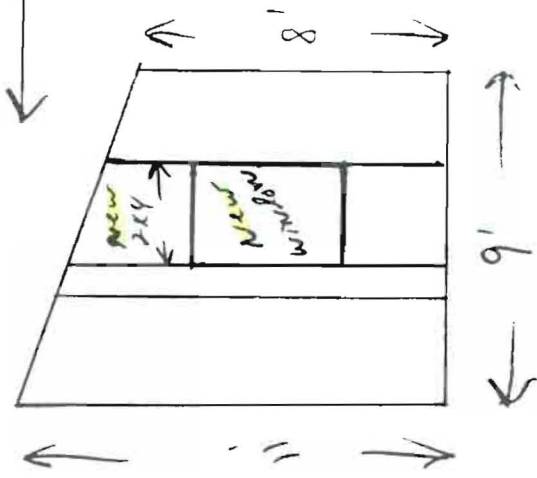
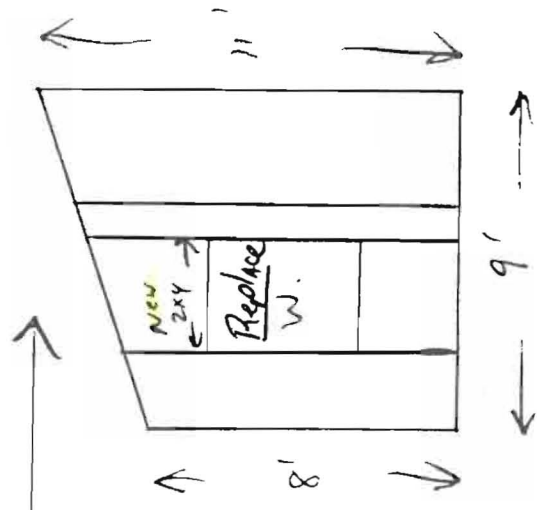


22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS

-EXISTING WALLS

EAST

WEST



WARRANTY DEED
Maine Statutory Short Form

Know All Persons by these Presents,

That David A. Levasseur, Jr. of Portland, County of Cumberland, State of Maine, for consideration paid, grants to **Peter Green**, of Wiscasset, County of Lincoln, State of Maine, whose mailing address is Fort Hill Street, Wiscasset, Maine, with **warranty covenants**, the land in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Situated in rear of Summer Street in Portland, in Cumberland County, with the buildings thereon standing, bounded southeasterly by land now or formerly of E. Libby; northeasterly by lands now or formerly of W.H. Williams and Hilborn and Williams; northwesterly by land now or formerly of S.D. Knight; and southwesterly by land now or formerly of J.H. Colby; also the right of way to said property as mentioned in deeds recorded in the Cumberland County Registry of Deeds.

Also, a certain lot or parcel of land situated on the northwesterly side of Summer Street, in the City of Portland, County of Cumberland and State of Maine and being all and the same premises described in two deeds, one from William Briggs to John Garland recorded in the Cumberland County Registry of Deeds in Book 214, Page 312 and the other from Emeline Milliken to the said John Garland recorded in the Cumberland County Registry of Deeds in Book 218, Page 80:

The land described in the first named deed beginning four and three-fourths (4-3/4) rods southwesterly of Brackett Street;

Thence southwesterly in the line of said Summer Street thirty five (35) feet, more or less, to a stake standing Ten (10) feet northeasterly of land now or formerly of Samuel Colby;

Thence northwesterly parallel with said Colby's land and Ten (10) feet therefrom fifty eight (58) feet;

Thence northeasterly parallel with said Summer Street Thirty One (31) feet or to within Four (4) feet of land owned by one Keazer;

Thence northwesterly Three (3) feet;

Thence northeasterly Four (4) feet to said Keazer's land;

Thence southeasterly by said Keazer's land Sixty One (61) feet to the first bound.

Together with one-half of a strip of land Ten (10) feet wide held in common with Emeline Milliken, her heirs and assigns, above named, to be used as a passageway.

Said Emeline Milliken's deed above named conveyed a piece of land between Summer and Salem Streets, bounded by beginning at the westerly corner of a lot of land conveyed to the said Garland by William Briggs in the line of a passageway named in said deed and Fifty Eight (58) feet from Summer Street;

Thence running northwesterly in the line of said passageway Ten (10) feet;

Thence northeasterly parallel with the end line of said Garland lot Thirty Five (35) feet, to Josiah Williams' land;

Thence southeasterly ten (10) feet to the north corner of said Garland land;

Thence southwesterly by said Garland land Thirty Five (35) feet, more or less, to the first bound, together with the right of way therein described. Said premises are numbered 9-11 Summer Street.

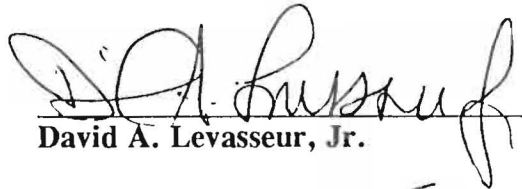
Meaning and intending to convey and hereby conveying all of the property conveyed by The City of Portland to Patrick J. Crowley by its deed dated April 25, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2412, Page 91.

Being the same premises conveyed to the Grantor herein by virtue of a Deed of Distribution by Donald F. Fontaine, Personal Representative of the Estate of Anna T. Crowley dated June 7, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6785, Page 117 and by virtue of a Correcting Deed from Patricia Mary Levasseur and Dannielle Margaret Jackson dated July 15, 1998 to be recorded herewith.

Witness my hand and seal this 27th day of the month of JULY, 1998.

Signed, Sealed and Delivered
in presence of




David A. Levasseur, Jr.

State of Maine
County of CUMBERLAND ss.

JULY 27, 1998

Then personally appeared the above named David A. Levasseur, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public

Fred Osborn

Printed Name

11 Summer St. - Chart 58, Block B, Lot 22 - Peter Green

General description:

I want to rebuild an existing 9x37' shed-roofed addition to an 1898 house I own at 11 Summer St. This addition is within two feet of abutting property lines.

I am in the process of removing a second roof that was built over this addition - see roof profile drawing. I want to keep the original roof and add 9 3x4 rafters as I install four skylights. I will be keeping the original 12 3x4 rafters as well as most of the boarding.

I want to keep both side walls, adding 2 2x4 studs in each wall while adding one window and replacing another.

I want to largely rebuild the rear wall, keeping eight original studs and possibly some boarding.

I want to build an entirely new floor.

One side of this addition is attached to the house. For a foundation on the other side, I want to use six 18" concrete pads.

My plan of attack is to first remove the second roof, then support the original roof from inside while the concrete pads are being set and the rear wall gets largely rebuilt. After that I'll set the roof back on the rear wall and re-roof it, adding skylights. The floor and side walls will get done afterwards.

BUILDING PERMIT REPORT

DATE: 21 Sept. 98 ADDRESS: 11 Summer ST, Ø59-B-Ø22
REASON FOR PERMIT: RECONSTRUCT EXISTING shed roof
BUILDING OWNER: Peter Gree 7
CONTRACTOR: SAA
PERMIT APPLICANT: SAA
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *2.6, *11, *26, *29

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approval from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of form corners of foundation and a maximum 6'o.c. between bolts. (Section 2305.17)
- 3. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 4. It is strongly recommended that a registered land surveyor check all foundation footings before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- 5. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- 3. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups +2", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0)
- Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 1. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
- 2. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height

COMMENTS

7/2/98 Met with owner who is working on
renovating rear portion of existing
shed roof off back of house

Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Date

not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)


13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closers. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
28. Please read and implement the attached Land Use-Zoning report requirements.

29. The proposed 3x4 rafters will not meet the roof load requirement of the building code a minimum of 2x8 @ 16" O.C. is required.

30. _____

31. _____

32. _____


Samuel Hennes, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator